

Debtor's Name SEATON INVESTMENTS, LLC

Case No. 24-12079

Part 8: Individual Chapter 11 Debtors (Only)

- | | |
|--|-----|
| a. Gross income (receipts) from salary and wages | \$0 |
| b. Gross income (receipts) from self-employment | \$0 |
| c. Gross income from all other sources | \$0 |
| d. Total income in the reporting period (a+b+c) | \$0 |
| e. Payroll deductions | \$0 |
| f. Self-employment related expenses | \$0 |
| g. Living expenses | \$0 |
| h. All other expenses | \$0 |
| i. Total expenses in the reporting period (e+f+g+h) | \$0 |
| j. Difference between total income and total expenses (d-i) | \$0 |
| k. List the total amount of all postpetition debts that are past due | \$0 |
- l. Are you required to pay any Domestic Support Obligations as defined by 11 U.S.C § 101(14A)? Yes ☐ No ☒
- m. If yes, have you made all Domestic Support Obligation payments? Yes ☐ No ☐ N/A ☒

Privacy Act Statement

28 U.S.C. § 589b authorizes the collection of this information, and provision of this information is mandatory under 11 U.S.C. §§ 704, 1106, and 1107. The United States Trustee will use this information to calculate statutory fee assessments under 28 U.S.C. § 1930(a)(6). The United States Trustee will also use this information to evaluate a chapter 11 debtor's progress through the bankruptcy system, including the likelihood of a plan of reorganization being confirmed and whether the case is being prosecuted in good faith. This information may be disclosed to a bankruptcy trustee or examiner when the information is needed to perform the trustee's or examiner's duties or to the appropriate federal, state, local, regulatory, tribal, or foreign law enforcement agency when the information indicates a violation or potential violation of law. Other disclosures may be made for routine purposes. For a discussion of the types of routine disclosures that may be made, you may consult the Executive Office for United States Trustee's systems of records notice, UST-001, "Bankruptcy Case Files and Associated Records." See 71 Fed. Reg. 59,818 et seq. (Oct. 11, 2006). A copy of the notice may be obtained at the following link: http://www.justice.gov/ust/eo/rules_regulations/index.htm. Failure to provide this information could result in the dismissal or conversion of your bankruptcy case or other action by the United States Trustee. 11 U.S.C. § 1112(b)(4)(F).

I declare under penalty of perjury that the foregoing Monthly Operating Report and its supporting documentation are true and correct and that I have been authorized to sign this report on behalf of the estate.

/s/ Alan Gomperts

Signature of Responsible Party

Manager

Title

Alan Gomperts

Printed Name of Responsible Party

02/21/2025

Date

Seaton Investments, LLC
Preliminary Balance Sheet
As of January 31, 2025

	<u>Jan 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Farmers and Merchants - Tax Acc	200.00
Farmers and Merchants Checking	<u>572,227.38</u>
Total Checking/Savings	<u>572,427.38</u>
Other Current Assets	
Intercompany Receivable - SLA	-7,000.00
Intercompany Receivable - SR	<u>155,910.00</u>
Total Other Current Assets	<u>148,910.00</u>
Total Current Assets	<u>721,337.38</u>
Fixed Assets	
Accumulated Depreciation	-2,341,060.83
Buildings	13,911,623.00
Land	13,902,730.39
Leasehold Improvements	<u>2,581,707.64</u>
Total Fixed Assets	<u>28,055,000.20</u>
Other Assets	
capitalized interest on bldg	1,015,326.13
Construction in process	12,903,690.87
Construction Reserve	2,527.33
Intangible Asset	
Accum. Amortization loan fees	-839,725.00
Prepaid loan fees	<u>839,725.43</u>
Total Intangible Asset	<u>0.43</u>
Total Other Assets	<u>13,921,544.76</u>
TOTAL ASSETS	<u><u>42,697,882.34</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
KDM- LOC	2,507,292.98
Loan Payable - Broadway Avenue	-250.00
Payable Colyton	-5,404,617.87
Tenant Security Deposits Held	<u>313,356.75</u>
Total Other Current Liabilities	<u>-2,584,218.14</u>
Total Current Liabilities	<u>-2,584,218.14</u>
Long Term Liabilities	
Loan - KDM	
Colyton's share on KDM loan	8,968,306.28
Loan - KDM - Other	<u>26,131,693.72</u>
Total Loan - KDM	<u>35,100,000.00</u>
Member Loans	600,000.00

Total Long Term Liabilities	<u>35,700,000.00</u>
Total Liabilities	33,115,781.86
Equity	
Capital, Alan Gomperts	-2,652,226.00
Capital, Daniel Halevy	-2,652,225.00
Capital, Simon Harkam	-954,800.00
Capital, Sue Halevy	17,405,215.22
Retained Earnings	-1,657,088.40
Net Income	<u>93,224.66</u>
Total Equity	9,582,100.48
TOTAL LIABILITIES & EQUITY	<u><u>42,697,882.34</u></u>

Seaton Investments, LLC
Preliminary Profit & Loss
January 2025

	<u>Jan 25</u>
Ordinary Income/Expense	
Income	
Rental Income	114,952.25
Total Income	<u>114,952.25</u>
Expense	
Managment Fees	2,500.00
Repairs and Maintenance	9,781.08
Taxes & Licenses	250.00
Utilities	9,196.51
Total Expense	<u>21,727.59</u>
Net Ordinary Income	<u>93,224.66</u>
Net Income	<u><u>93,224.66</u></u>

Seaton Investments, LLC
Preliminary Statement of Cash Flows
January 2025

	Jan 25
OPERATING ACTIVITIES	
Net Income	93,224.66
Net cash provided by Operating Activities	93,224.66
Net cash increase for period	93,224.66
Cash at beginning of period	479,202.72
Cash at end of period	572,427.38

		Retainer Paid		Fees Approved by Court		Expenses Approved by Court		Retainer Applied		Fees Paid (over retainer)		Expenses Paid (over retainer)	
Professional/Role	Date of Retention	Prepetition	At Petition Date	During Mo.	Cumulative	During Mo.	Cumulative	During Mo.	Cumulative	During Mo.	Cumulative	During Mo.	Cumulative
Weintraub Zolkin Talerico & Selth LLP (Insolvency Counsel)	5/28/24 effective as of 3/19/24	\$ 65,000.00	\$ 35,313.50	\$ -	\$ -	\$ -	\$ -		\$ 35,313.50	\$ -	\$ -	\$ -	\$ -

Seaton Investments, LLC
Insurance Schedule

<u>Insurance Carrier</u>	<u>Insurance Type</u>	<u>Policy Number</u>	<u>Expiration Date</u>	<u>Date Premium Paid</u>
Associated Industries Insurance Co, Inc	431 Colyton buildings	SLSTPTY12067624	5/10/25	5/29/24
SENECA	440 Seaton Building	SLSTPTY12067624	5/10/25	5/29/24
AmWINS Insurance Brokerage, LLC - San Francisco CA	General Liability	0100334807-0	11/30/25	11/21/24

Seaton Investments, LLC
Reconciliation Summary
Farmers and Merchants Checking, Period Ending 01/31/2025

	Jan 31, 25
Beginning Balance	479,002.72
Cleared Transactions	
Checks and Payments - 11 items	-21,727.59
Deposits and Credits - 2 items	114,952.25
Total Cleared Transactions	93,224.66
Cleared Balance	572,227.38
Register Balance as of 01/31/2025	572,227.38
Ending Balance	572,227.38



SEATON INVESTMENTS LLC
DIP CASE 2:24-BK-12079-VZ
OPERATING ACCOUNT
264 S OAKHURST DR
BEVERLY HILLS CA 90212-3504

Where
Tradition & Technology
Come Together

118 Years.
Zero name changes.
Some things will always be.

Account Title

Seaton Investments LLC
DIP Case 2:24-bk-12079-VZ
Operating Account

Bankruptcy Trustee Summary

Account Number	5619	Number of Enclosures	2
Beginning Balance	479,002.72	Statement Dates	1/01/25 thru 2/02/25
2 Deposits/Credits	114,952.25	Days in the statement period	33
11 Checks/Debits	21,727.59	Average Ledger	486,055.39
Service Charge	0.00		
Interest Paid	0.00		
Ending Balance	572,227.38		

Deposits and Other Credits

Date	Description	Amount
1/21	Mobile Deposit - Checking	10,500.00
1/30	ACQUA ANCIENT BA 1352828991 RENT FEBRUARY SEATON INVESTMEN DEP005043 05100001340CCD	104,452.25

Questions? Call us: (866) 437-0011



Bankruptcy Trustee

5619 (continued)

Checks and Other Debits

Date	Description	Amount
1/03	SPECTRUM SPECTRUM 021000024327295 0000358635WEB 5909922	177.93-
1/09	LA WEB EFILINGEC LA WEBFILE 021000020526497 0000408976WEB 8286093	736.79-
1/13	LADWP 4956000736 1591005954 Seaton investmen WEB PAY 09100001271CCD	697.71-
1/13	LADWP 4956000736 6750250043 Seaton investmen WEB PAY 09100001271CCD	1,525.47-
1/13	LADWP 4956000736 7381600000 Seaton investmen WEB PAY 09100001270CCD	1,563.95-
1/13	LADWP 4956000736 4937135984 Seaton investmen WEB PAY 09100001270CCD	1,957.91-
1/13	LADWP 4956000736 1680084084 Seaton investmen WEB PAY 09100001270CCD	2,536.75-
1/23	QUARTERLY FEE 1501000502 0000 SEATON INVESTMEN PAYMENT 04103604134CCD	250.00-
1/27	Schindler Elevat 0009810898 Seaton Investmen 8662465526 02100002616CCD	4,281.08-

Checks In Number Order

Date	Check#	Amount	Date	Check#	Amount	Date	Check#	Amount
1/13	1023	2,500.00	1/27	1024	5,500.00			

* Denotes missing check numbers

Checking Account Daily Balances

Date	Balance	Date	Balance	Date	Balance
1/01	479,002.72	1/13	467,306.21	1/27	467,775.13
1/03	478,824.79	1/21	477,806.21	1/30	572,227.38
1/09	478,088.00	1/23	477,556.21		

End of Statement

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SEATON INVESTMENTS LLC
CASE 2:24-BK-12079-VZ
1023
95-119/1222
Date January 9, 2025
Pay to the Order of Almighty Builders, Inc \$ 2,500.00
Two thousand, five hundred Dollars
F&M Farmers & Merchants Bank
San Juan Capistrano Office
7700.com (800) 416-5747
For Manoel Less [Signature]
1222011981 56191023

1023 \$2,500.00 Posted Date 1/13/2025

SEATON INVESTMENTS LLC
CASE 2:24-BK-12079-VZ
1024
95-119/1222
Date January 27, 2025
Pay to the Order of Almighty Builders, Inc \$ 5,500.00
Five thousand, five hundred Dollars
F&M Farmers & Merchants Bank
San Juan Capistrano Office
7700.com (800) 416-5747
For Manoel Less [Signature]
1222011981 56191024

1024 \$5,500.00 Posted Date 1/27/2025

Seaton Investments, LLC
Reconciliation Summary
Farmers and Merchants - Tax Acc, Period Ending 01/31/2025

	Jan 31, 25
Beginning Balance	200.00
Cleared Balance	200.00
Register Balance as of 01/31/2025	200.00
Ending Balance	200.00



SEATON INVESTMENTS LLC
DIP CASE 2:24-BK-12079-VZ
TAX ACCOUNT
264 S OAKHURST DR
BEVERLY HILLS CA 90212-3504

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118 Years.
Zero name changes.
Some things will always be.

Account Title

Seaton Investments LLC
DIP Case 2:24-bk-12079-VZ
Tax Account

Bankruptcy Trustee Summary

Account Number	5627	Number of Enclosures	0
Beginning Balance	200.00	Statement Dates	1/01/25 thru 2/02/25
Deposits/Credits	0.00	Days in the statement period	33
Checks/Debits	0.00	Average Ledger	200.00
Service Charge	0.00		
Interest Paid	0.00		
Ending Balance	200.00		

Checking Account Daily Balances

Date	Balance	Date	Balance	Date	Balance
1/01	200.00				

End of Statement

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Bankruptcy Trustee

5627 (continued)



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PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
11766 Wilshire Blvd, Suite 730, Los Angeles, CA 90025

A true and correct copy of the foregoing document entitled (*specify*): **MONTHLY OPERATING REPORT – JANUARY 31, 2025** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) February 21, 2025, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

See attached NEF Service List

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) _____, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

February 21, 2025
Date

Martha E. Araki
Printed Name

/s/ Martha E. Araki
Signature

Seaton Investments, LLC – Jointly Administered

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

- Attorneys for Corporate Debtors Seaton Investment, LLC, Colyton Investments, LLC, Broadway Avenue Investments, LLC, Negev Investments, LLC, SLA Investments, LCC.: **Derrick Talerico:** dtalerico@wztslaw.com; maraki@wztslaw.com; sfritz@wztslaw.com; admin@wztslaw.com
- Attorneys for Individual Debtors Alan Gomperts, Daniel Halevy, Susan Haley: **Zev Shechtman, Carol Chow, Turner Falk, Ryan Coy:** zev.shechtman@saul.com; zshechtman@ecf.inforuptcy.com; carol.chow@saul.com; easter.santamaria@saul.com; turner.falk@saul.com; ryan.coy@saul.com
- Attorneys for Creditor First Foundation Bank: **Scott R Albrecht:** scott.albrecht@sgsattorneys.com; jackie.nguyen@sgsattorneys.com
- Attorneys for Creditor Korth Direct Mortgage, Inc.: **Tanya Behnam, Garrick Vanderfin:** tbehnam@polsinelli.com; tanyabehnam@gmail.com; ccripe@polsinelli.com; ladocketing@polsinelli.com; gvanderfin@polsinelli.com, jnava@polsinelli.com; zyoung@polsinelli.com; mschuster@polsinelli.com;
- Attorneys for Creditor Los Angeles County Treasurer and Tax Collector: **Jacquelyn H Choi:** jacquelyn.choi@rimonlaw.com; docketingsupport@rimonlaw.com
- Attorneys for Creditor United States of America on behalf of the Internal Revenue Service: **Robert F Conte:** robert.conte@usdoj.gov; caseview.ecf@usdoj.gov; usacac.tax@usdoj.gov
- Courtesy NEF/Interested Party: **Christopher Cramer:** secured@becket-lee.com
- Attorneys for Creditor Harvest Small Business Finance, LLC: **Christopher Crowell:** ccrowell@hrhlaw.com
- Attorneys for Creditors Archway Real Estate Income Fund I SPE I, LLC, Archway Broadway Loan SPE, LLC, fka Archway Real Estate Income Fund I REIT, LLC, Archway Real Estate Income Fund, and Plaintiff Archway Broadway Loan SPE, LLC: **Michael G. Fletcher, Bruce D. Poltrock, Paige Selina Poupart, Gerrick Warrington:** mfletcher@frandzel.com; ppoupart@franddzdel.com; gwarrington@frandzel.com; bpoltrock@frandzel.com; sking@frandzel.com; achase@frandzel.com
- Attorneys for Creditor Wells Fargo National Bank West: **Todd S Garan:** ch11ecf@aldridgepite.com; TSG@ecf.inforuptcy.com; tgaran@aldridgepite.com
- Attorneys for Creditor Los Angeles County Treasurer and Tax Collector: **Richard Girgado:** rgirgado@counsel.lacounty.gov
- Attorneys for Creditor Harvest Small Business Finance, LLC: **Jacqueline L James:** jjames@hrhlaw.com
- Courtesy NEF/Interested Party Avi Muhtar: **Avi Edward Muhtar:** amuhtar@eaccidents.com
- Attorneys for Creditor UrbanLime Real Estate: **Lovee D Sarenas:** lovee.sarenas@dinsmore.com; wendy.yones@dinsmore.com
- Attorneys for Creditor AIRE Ancient Baths Los Angeles, LLC: **David B Shemano:** dshemano@shemanolaw.com
- Attorneys for Creditor Wells Fargo Bank, N.A.: **Jennifer C Wong:** bknotice@mccartyholthus.com; jwong@ecf.courtdrive.com
- US Trustee's Office: ustregion16.la.ecf@usdoj.gov; **Kelly L. Morrison:** Kelly.l.morrison@usdoj.gov